168.0	0002	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	680,700	/	680,700
USE VALUE:	680,700	/	680,700
ASSESSED:	680,700	/	680,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGURRIN ROBERT J & ALISON J/
Owner 2:	TRUSTEES/MCGURRIN REALTY TRUS
Owner 3:	
Street 1:	39 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCGURRIN ROBERT/ALISON -
Owner 2:	-
Street 1:	39 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 2117 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	260,700		420,000	680,700
Total Card	0.138	260,700		420,000	680,700
Total Parcel	0.138	260,700		420,000	680,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.57 | /Parcel: 321.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	110944
GIS Ref	
GIS Ref	
Insp Date	07/27/18

!12965!

PREVIOUS ASSESSMENT

Parcel ID 168.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	260,700	0	6,000.	420,000	680,700		Year end	12/23/2021
2021	101	FV	252,000	0	6,000.	420,000	672,000		Year End Roll	12/10/2020
2020	101	FV	252,000	0	6,000.	420,000	672,000	672,000	Year End Roll	12/18/2019
2019	101	FV	205,000	0	6,000.	420,000	625,000	625,000	Year End Roll	1/3/2019
2018	101	FV	185,800	0	6,000.	354,000	539,800	539,800	Year End Roll	12/20/2017
2017	101	FV	185,800	0	6,000.	324,000	509,800	509,800	Year End Roll	1/3/2017
2016	101	FV	185,800	0	6,000.	276,000	461,800	461,800	Year End	1/4/2016
2015	101	FV	173,800	0	6,000.	240,000	413,800	413,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:53:37

LAST REV

Date	Time
08/08/18	10:25:59
apro	

PAT ACCT. 12965

USER DEFINED

Prior Id # 1:	110944
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGURRIN ROBERT	66562-556		12/21/2015	Convenience	1	No	No		
MIRTICH CAROLIN	32599-463		3/10/2001		356,000	No	No		
ERICKSON GEORGE	27430-317		6/27/1997		237,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2017	34	Re-Roof	8,350	O				
7/12/1994	337	Manual	1,750					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	Inspected	PH	Patrick H
5/23/2018	MEAS&NOTICE	BS	Barbara S
3/12/2009	Inspected	163	PATRIOT
12/11/2008	Measured	372	PATRIOT
12/7/1999	Meas/Inspect	264	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.28405797
Const Adj.:	0.99989998
Adj $ / SQ:	141.232
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377871
Depreciation:	117140
Depreciated Total:	260731

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

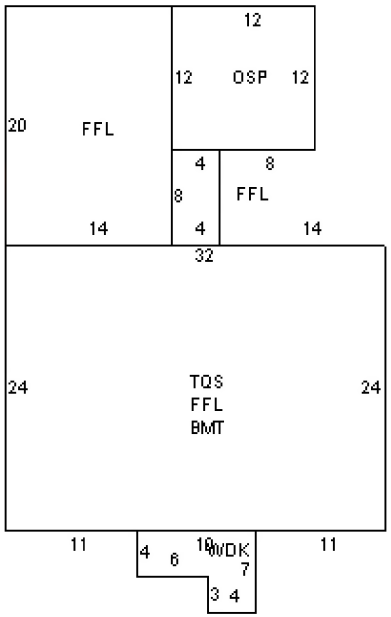
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.23
Special Features:	0	Val/Su Net:	99.50
Final Total:	260700	Val/Su SzAd	157.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	141.230	152,531
BMT	Basement	768	58.890	45,230
TQS	3/4 Story	576	141.230	81,350
OSP	Screen Porch	144	30.750	4,428
WDK	Deck	52	16.000	832

Net Sketched Area:	2,620			Total:	284,371
Size Ad	1656	Gross Area	2812	FinArea	2117

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x10	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

168.0-0002-0003.0